COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
3300 Newport Boulevard, Building C, Newport Beach, CA 92663
(949) 644-3200 Fax: (949) 644-3229
www.newportbeachca.gov

CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT
February 15, 2012
Agenda Item No. 1

SUBJECT: Cannery Minor Use Permit - (PA2011-218)
3010 Lafayette Road
- Minor Use Permit No. UP2011-035

APPLICANT: The Cannery

PLANNER: Erin M. Steffen, Planning Technician
(949) 644-3234, Esteffen@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zoning:** MU-W2 (Mixed-Use Water Related)
- **General Plan:** MU-W2 (Mixed-Use Water Related)

PROJECT SUMMARY

A Minor Use Permit to allow the installation of a standby emergency electrical generator at an existing restaurant.

RECOMMENDATION

1) Conduct a public hearing; and

2) Adopt Draft Zoning Administrator Resolution No. _ approving Minor Use Permit No. UP2011-035 No. (Attachment No. ZA 1).

DISCUSSION

- Section 5.11.050.4. (Temporary Emergency Electrical Generators) of the Newport Beach Municipal Code (NBMC) indicates that if the business owner desires permanent status of an emergency electrical generator, then the applicant shall obtain a Use Permit as specified in the Zoning Code.

- The purpose of the generator is to provide emergency power to an existing restaurant in the event of a disruption of commercial power due to a natural or man-made catastrophe.

- The generator measures 36 inches wide by 9 feet 8 inches long by 4 feet 6 inches wide and will be ground-mounted near the rear property line in the southwest corner of the property. An automatic transfer switch, which is an electrical switch that reconnects electric power source from its primary source to a standby source, will also be installed and located within the same vicinity. The automatic transfer switch is 36 inches wide by 66 inches high by 21 inches deep.

- The generator will comply with all setback and screening requirements as required by the Zoning Code:

    - The property has 0-foot front, rear, and side setbacks.
    - The equipment will be screened from view behind an existing 10-foot high wall designed in a manner consistent with the architectural style of the building. See Attachment No. ZA 4 (Site Photos) for photos depicting the wall and location of project.

- The project will be furthered conditioned to ensure compliance with the regulations of the Zoning Code and regulations specified in Section 5.11.050 of the NBMC:

    - The use of the generator will limited to no more than two hundred (200) hours per year and shall be operated only during a power outage or during daytime hours for the purpose of performing system diagnostics.
    - The applicant shall obtain a South Coast Air Quality Management District Permit for the generator if it exceeds fifty (50) horsepower.
    - The generator shall comply with all acceptable levels for noise as established by the NBMC. If the Community Development Director determines that the generator exceeds acceptable levels for noise and/or creates excessive negative impacts to air quality, the license may be automatically revoked.

ENVIRONMENTAL REVIEW

The project qualifies for Class 3 (New Construction or Conversion of Small Structures) categorical exemption, Section 15303 of the California Environmental Quality Act. This exemption allows for the installation of small new equipment and facilities in small structures. The emergency standby generator is to be installed to provide emergency power for a restaurant in the event of a disruption of commercial power due to a natural or man-made catastrophe.

PUBLIC NOTICE

Notice of this application was mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Submitted by:

Erin M. Steffen, Planning Technician

GR/ems

Attachments:

ZA 1	Draft Resolution
ZA 2	Vicinity Map
ZA 3	Project Plans
ZA 4	Site Photos

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2012- DRAFT

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2011-035 FOR AN EMERGENCY ELECTRICAL GENERATOR AT 3010 LAFAYETTE ROAD (PA2011-218)

THE ZONING ADMINSTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by The Cannery with respect to property located at 3010 Lafayette Road, and legally described as Lots 1-7, Block 429, Lancaster's Addition, requesting approval of a Minor Use Permit.

2. The applicant requests a Minor Use Permit to allow for the installation of a standby emergency electrical generator (generator) at an existing restaurant.

3. The subject property is located within the MU-W2 (Mixed-Use Water Related) Zoning District and the General Plan Land Use Element category is MU-W2 (Mixed-Use Water Related).

4. The subject property is located within the coastal zone with a Coastal Land Use designation of MU-W (Mixed Use Water Related).

5. A public hearing was held on February 15, 2012, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act, pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures).

2. Class 3 exempts the installation of small new equipment and facilities in small structures. The generator is to be installed to provide emergency power for a restaurant in the event of a disruption of commercial power due to a natural or man-made interruptions to power.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020.F (Findings and decision) of the NBMC, the following findings and facts in support of the findings for a Minor Use Permit are set forth:

Finding

A. The use is consistent with the General Plan and any applicable specific plan.

Facts in Support of Finding

1. The location of the proposed generator is consistent with its General Plan land use designation “Mixed-Use Water Related", which is applied to waterfront locations in which marine-related uses may be intermixed with buildings that provide residential on the upper floor. Permitted uses include those permitted by the CM (Recreation and Marine Commercial), CV (Visitor Serving Commercial), and MU-V (Mixed Use Vertical) designations. These designations allow for restaurant type uses. The proposed generator is a minor utility supporting the use of the restaurant. It neither changes the density or intensity nor the operational characteristics or use of the site.

2. The subject property is not part of a specific plan area.

Finding

B. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.

Facts in Support of Finding

1. The site is located in the MU-W2 (Mixed-Use Water Related) Zoning District. This zoning district applies to waterfront properties in which marine-related uses may be intermixed with general commercial, visitor serving, and residential dwelling units on the upper floors. The proposed generator is consistent with this designation as minor utility infrastructure is permitted within its designation.

2. Section 5.11.050.4. (Temporary Emergency Electrical Generators) of the NBMC indicates that if the business owner desires permanent status of a generator, then the applicant shall obtain a Use Permit. The placement and use of the generator complies with the provisions of Section 5.11.050.4.

Finding

C. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.

Facts in Support of Finding

1. A restaurant has been operated at this location since the 1970s and was originally approved by Use Permit No. UP1521 on April 29th, 1971. The use has not proven detrimental to the area. This demonstrates the location’s capability of operating as a compatible use with other land uses in the vicinity. The purpose of the generator is to provide emergency power to the existing restaurant in the event of a disruption of

commercial power due to a natural or man-made interruption to power. The addition of the generator does not present any conflicts with the purpose and intent of the district and does not result in an increase in intensity of the existing use such that the operational characteristics of the site would change.

2. The generator will be ground-mounted and will comply with all screening, setback, and sound rating requirements. The generator will be located near the rear property line in the southwest corner of the property. It will be screened from view behind an existing 10-foot high wall designed in a manner consistent with the architectural style of the building.

Finding

D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.

Facts in Support of Finding

1. Adequate public and emergency vehicle access, public services, and utilities are provided within the existing property and the proposed project will not negatively affect emergency access.

Finding

E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Facts in Support of Finding

1. The installation of the generator will comply with the requirements of the City's Building regulations and Fire Codes.

2. The proposed generator will comply with all exterior noise standards as regulated by the NBMC. Therefore, there will be no significant noise impact on the surrounding neighborhood.

3. The generator will only be operated during a power outage and limited routine system diagnostics as necessary.

4. Due to the design and location of the facility, there is no impact to public views. The generator will be ground-mounted and screened from adjacent view by an existing wall. The wall is consistent with the architectural style, color, and materials of surrounding structures.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2011-035, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.

2. Minor Use Permit applications do not become effective until 14 days following the date of action. Prior to the effective date, the applicant or any interested party may appeal the decision of the Zoning Administrator to the Planning Commission by submitting a written appeal application to the Community Development Director. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

PASSED, APPROVED, AND ADOPTED THIS 15TH DAY OF FEBRUARY, 2012.

By: _____
Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved plans dated with this date of approval (except as modified by applicable conditions of approval).

2. The installation of the generator shall comply with the requirements of the City's Building regulations and Fire Codes.

3. The use of the generator shall be limited to no more than two hundred (200) hours per year and shall be operated only during a power outage or during daytime hours for the purpose of performing system diagnostics.

4. The applicant shall obtain a South Coast Air Quality Management District Permit for the generator if it exceeds fifty (50) horsepower.

5. The generator shall comply with all acceptable levels for noise as established by the NBMC. If the Community Development Director determines that the generator exceeds acceptable levels for noise and/or creates excessive negative impacts to air quality, the license may be automatically revoked.

6. The generator and any related support mechanical equipment shall be screened from any public right-of-way and/or public property as required by the Zoning Code.

7. This Minor Use Permit may be modified or revoked by the Zoning Administrator should he/she determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

8. Any substantial change in operational characteristics, expansion in area, or other modification to the approved plans, shall require an amendment to this Minor Use Permit or the processing of a new Minor Use Permit.

9. This approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.

10. Minor Use Permit No. UP2011-035 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Zoning Code, unless an extension is otherwise granted.

11. Should this business be sold or otherwise come under different ownership, any future owners or assignees shall be notified in writing of the conditions of this approval by the current owner or leasing company.

12. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.

13. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.

14. A copy of this resolution shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.

15. Prior to issuance of building permits, the applicant shall submit to the Planning Department an additional copy of the approved architectural plans for inclusion in the Modification Permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11-inches by 17-inches. The plans shall accurately depict the elements approved by this Planning Director's Use Permit and shall highlight the approved elements such that they are readily discernible from other elements of the plans.

16. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of The Cannery Generator including, but not limited to Minor Use Permit No. UP2011-035 (PA2011-218) and the determination that the project is exempt under the requirements of the California Environmental Quality Act. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

Vicinity Map

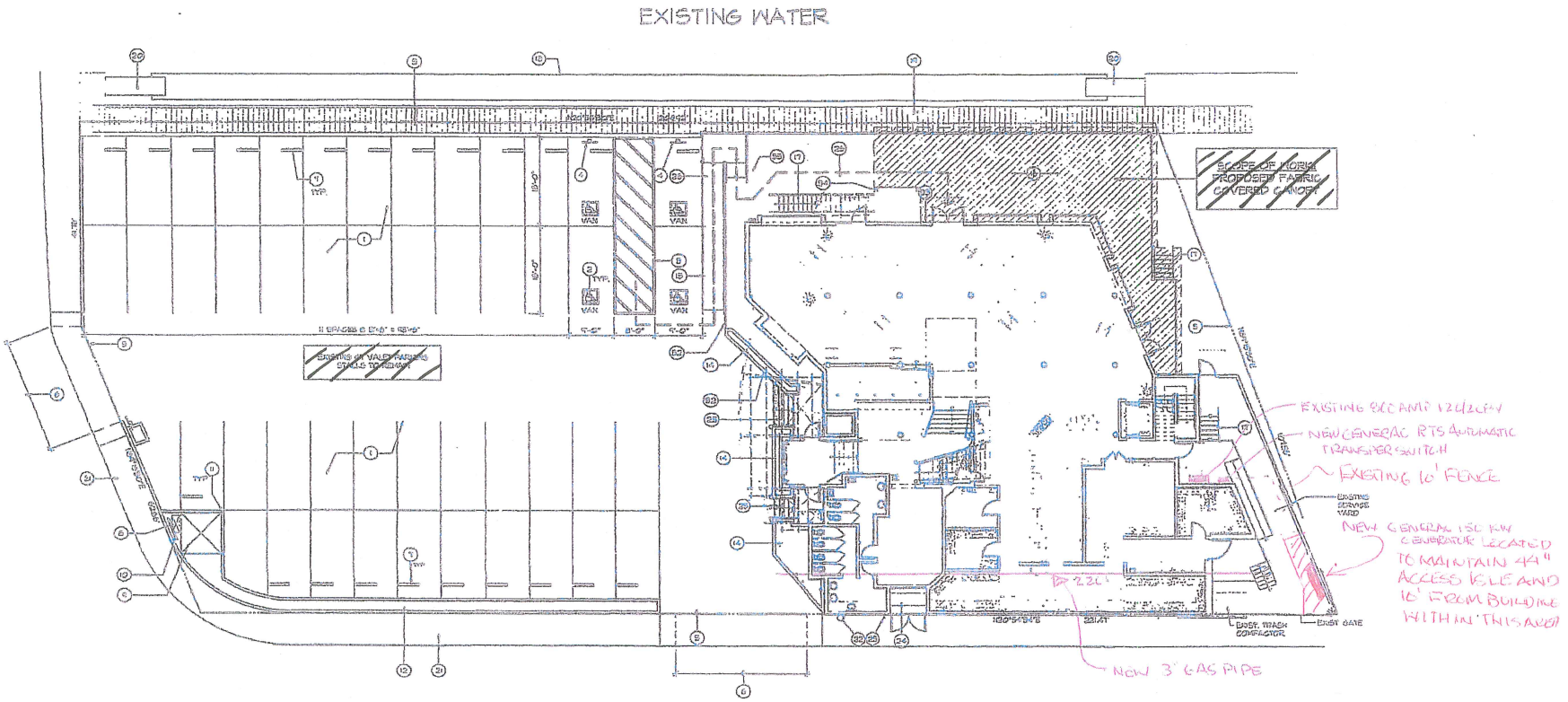
VICINITY MAP

Minor Use Permit No. UP2011-035
PA2011-218

3010 Lafayette Road

Attachment No. ZA 3

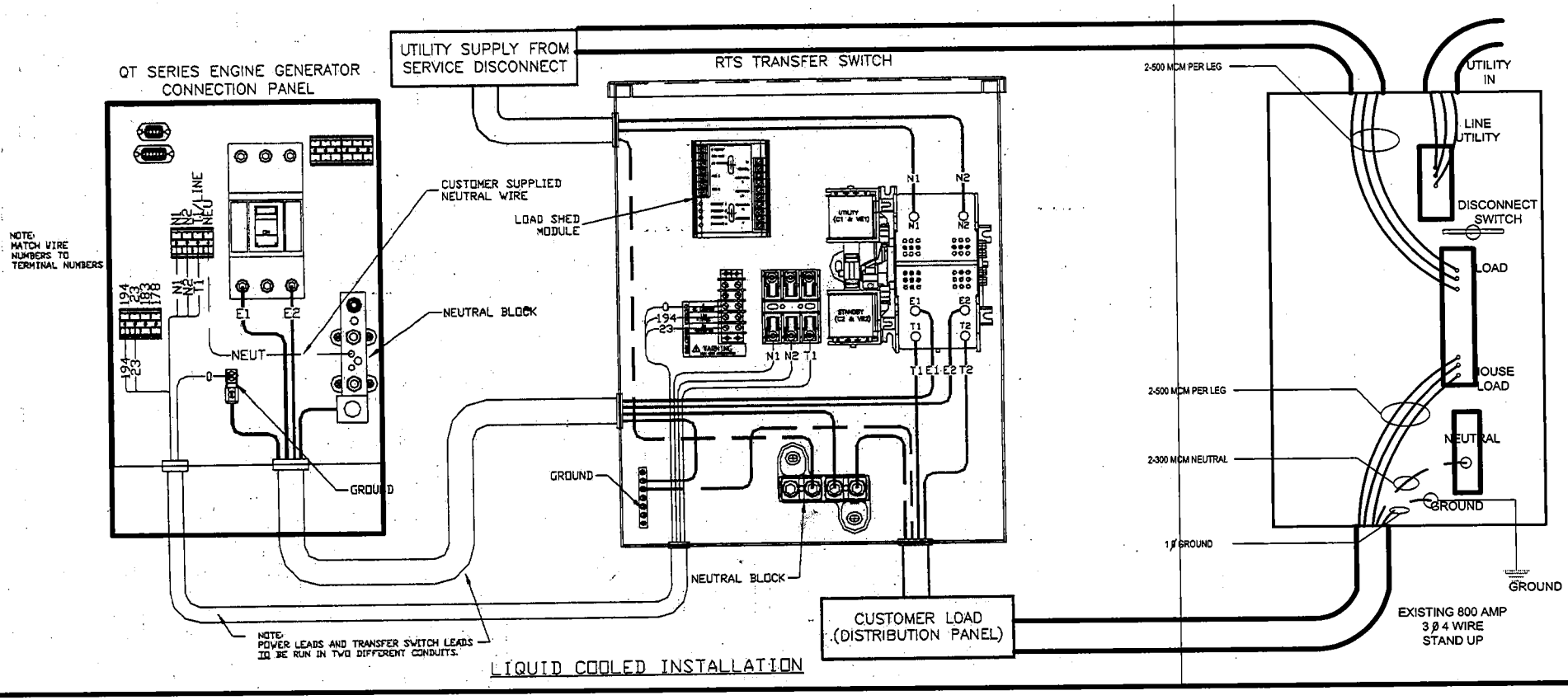
Project Plans



THE CANNERY - STANDBY GENERATOR
3010 LAFAYETTE. RD
NEWPORT BEACH, CA. 92663

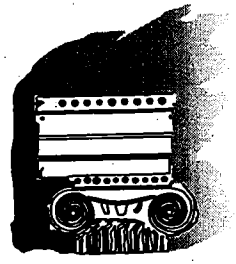
Generator Dimensions:
36" wide x 9'8" long x 4'6" wide

RTS 800 amp transfer switch:
36" wide x 66" high x 21" deep



LIQUID COOLED INSTALLATION

FARPOINTE



DESIGN GROUP

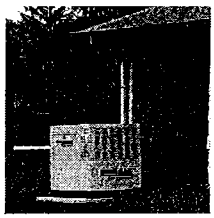
1039 W. Whittier Blvd.
La Habra, CA 90631
Tel. (562) 691-4999
Fax (562) 691-5245

THE CANNERY NEWPORT

3010 Lafayette Road Newport Beach, CA 92663-3808
(949) 566-0060

DECEMBER 14 2011

PA2011-218 for UP2011-035
3010 Lafayette Road
The Cannery



GENERAC®STANDBY GENERATORS

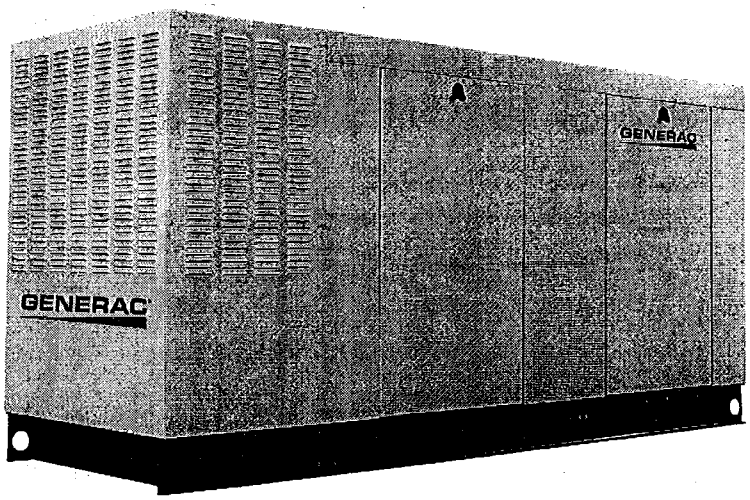
150 kW

Liquid-Cooled Engine Generator Sets

Standby Power Rating
Model QT150 (Bisque) - 150 kW 60Hz

INCLUDES:

- Generac Naturally Aspirated Gaseous Fueled 6.8L Engine
- Two Line LCD Tri-lingual Digital Nexus™ Controller
- Isochronous Electronic Governor
- Closed Coolant Recovery System
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- ±1% Voltage Regulation
- Natural Gas or LP Operation
- 2 Year Limited Warranty
- UL 2200 Listed



c UL us LISTED

GOOD HOUSEKEEPING

QUIET TEST

Meets 2010 EPA Emission Regulations
Meets CA/MA emissions requirement with optional catalyst

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.

- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **MOTOR STARTING ABILITY**

- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. An unequalled ±1% voltage regulation.

- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.

- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

GENERAC®

Application & Engineering Data

QT150

GENERATOR SPECIFICATIONS

TYPE	Synchronous
ROTOR INSULATION	Class F or H (see Data Label)
STATOR INSULATION	Class H
TELEPHONE INTERFERENCE FACTOR (TIF)	<50
ALTERNATOR OUTPUT LEADS 3-PHASE/1-PHASE	6/4 wire
BEARINGS	Sealed Ball
COUPLING	Flexible Disc
LOAD CAPACITY (STANDBY RATING)	150 kW
EXCITATION SYSTEM	Brushless

VOLTAGE REGULATION

TYPE	Full Digital
SENSING	Three Phase
REGULATION	± 1%

GENERATOR FEATURES

Revolving field heavy duty generator
Directly connected to the engine
Operating temperature rise 120 °C above a 40 °C ambient
Insulation is Class F rated at 130 °C rise
All models are fully prototyped tested

ENCLOSURE FEATURES

Aluminum all weather protective enclosure options available	Ensures protection against mother nature. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation.
SAE	Sound attenuated enclosure ensures quiet operation.

ENGINE SPECIFICATIONS

MAKE	Generac
MODEL	V-type
CYLINDERS	10
DISPLACEMENT	6.8 Liter
BORE	3.55
STROKE	4.17
COMPRESSION RATIO	9:1
INTAKE AIR SYSTEM	Naturally Aspirated
VALVE SEATS	Hardened
LIFTER TYPE	Hydraulic

GOVERNOR SPECIFICATIONS

TYPE	Electronic
FREQUENCY REGULATION	Isochronous
STEADY STATE REGULATION	± 0.25%

ENGINE LUBRICATION SYSTEM

OIL PUMP	Gear
OIL FILTER	Full flow spin-on cartridge
CRANKCASE CAPACITY	5 Quarts

ENGINE COOLING SYSTEM

TYPE	Closed
WATER PUMP	Belt driven
FAN SPEED	2200
FAN DIAMETER	26 inches
FAN MODE	Puller

FUEL SYSTEM

FUEL TYPE	Natural gas, propane vapor
CARBURETOR	Down Draft
SECONDARY FUEL REGULATOR	Standard
FUEL SHUT OFF SOLENOID	Standard
OPERATING FUEL PRESSURE	11" - 14" H_2O

ELECTRICAL SYSTEM

BATTERY CHARGE ALTERNATOR	12V 30 Amp
SMART BATTERY CHARGER	12V, 2 Amp
RECOMMENDED BATTERY	Group 24F, 12V, 525CCA
SYSTEM VOLTAGE	12 Volts

Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). (All ratings in accordance with BS5514, ISO3046, ISO8528, SAE J1349 and DIN6271).

Generac® Standby Generator - 150 kW

GENERAC

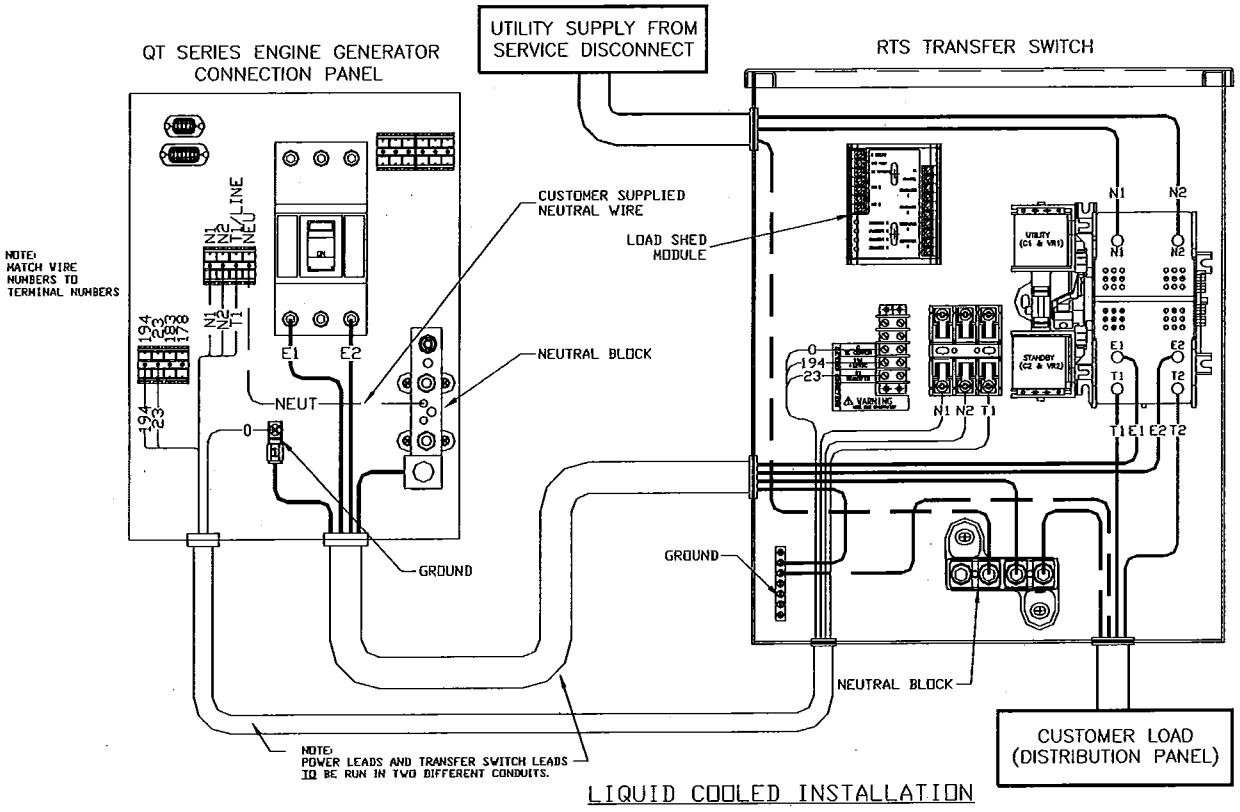
OPERATING DATA

KW RATING (LP/NG)		150			
ENGINE SIZE		6.8 Liter V-10			
GENERATOR OUTPUT VOLTAGE/KW - 60Hz		**LP**	**AMP**	**NG**	**AMP**	**CB Size**
120/240V, 1-phase, 1.0 pf		144	600	136	567	700
120/208V, 3-phase, 0.8 pf		150	520	142	493	600
120/240V, 3-phase, 0.8 pf		150	451	142	427	500
277/480V, 3-phase, 0.8 pf		150	225	142	214	250
GENERATOR LOCKED ROTOR KVA AVAILABLE @ VOLTAGE DIP OF 35%						
Single phase or 208-240 3-phase		320			
480V 3-phase		350			
ENGINE FUEL CONSUMPTION (Natural Gas) (Propane)		**Natural Gas** (ft^3/hr.)		**Propane** (gal/hr.)	**Propane** (ft^3/hr.)
Exercise cycle		155		1.7	63
25% of rated load		556		6.09	224
50% of rated load		1070		11.72	431
75% of rated load		1491		16.33	600
100% of rated load		2061		22.57	830
For Btu content, multiply ft^3/hr x 2520 (LP) or ft^3/hr x 1000 (NG)					
ENGINE COOLING					
Air flow (inlet air including alternator and combustion air)	ft^3/min.	7,800			
System coolant capacity	US gal.	4.5			
Heat rejection to coolant	BTU/hr.	568,000			
Max. operating air temp. on radiator	°C (°F)	60 (150)			
Max. ambient temperature	°C (°F)	50 (140)			
COMBUSTION AIR REQUIREMENTS					
Flow at rated power 60 Hz	cfm	410			
SOUND EMISSIONS IN DBA					
Exercising at 7 meters		66			
Normal operation at 7 meters		79			
EXHAUST					
Exhaust flow at rated output 60 Hz	cfm	1,535			
Exhaust temp. at muffler outlet	°C (°F)	593 (1100)			
ENGINE PARAMETERS					
Rated synchronous RPM	60 Hz	3600			
POWER ADJUSTMENT FOR AMBIENT CONDITIONS					
Temperature Deration					
3% for every 10 °C above - °C		25			
1.65% for every 10 °F above - °F		77			
Altitude Deration					
1% for every 100 m above - m		182			
3% for every 1000 ft. above - ft.		600			

RATING: All three phases units are rated at 0.8 power factor. All single phase units are rated at 1.0 power factor. STANDBY RATING: Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-3046-1. Design and specifications are subject to change without notice.
kW rating is based on LPG Fuel and may derate with natural gas.

INTERCONNECTIONS

QT150



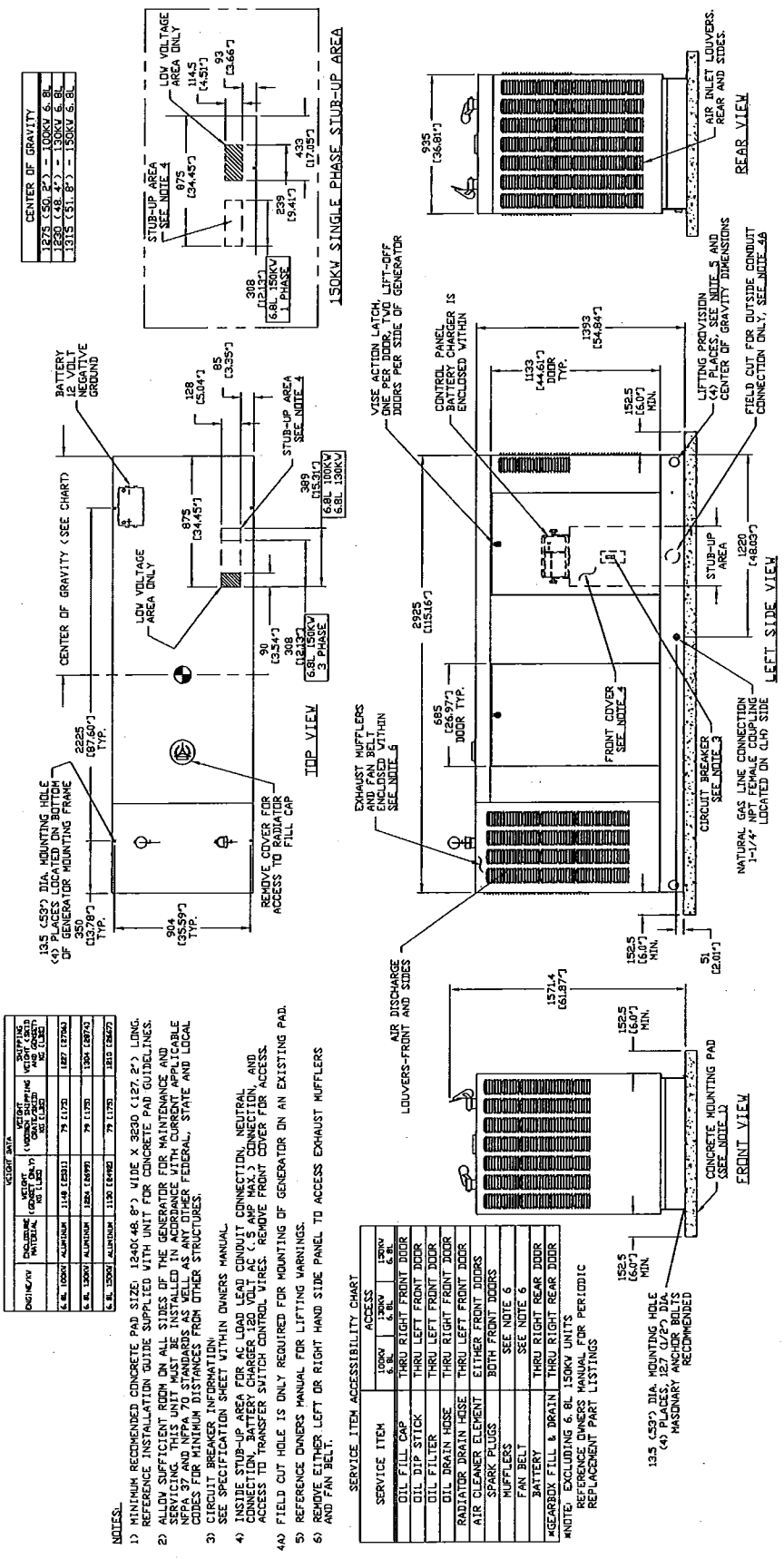
CIRCUIT BREAKER WIRE AND CONDUIT SIZE

kW	VOLTS	CB AMPS	LUG SIZE
150	240 1 Ø	700	(3) 1/0 to 500 mcm
150	240 3 Ø	500	(3) 2/0 to 400 mcm
150	208 3 Ø	600	(3) 2/0 to 400 mcm
150	480 3 Ø	250	(1) 600 mcm to #4 or (2) 250 mcm to 1/0

NEXUS™ CONTROL FEATURES

2-Line Plain Text LCD Display	Simple user interface for ease of operation
Mode Switch -Auto	Automatic Start on Utility failure. 7 day exerciser
-Off	Stops unit. Power is removed. Control and charger still operate.
-Manual/Test (start)	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Programmable start delay between 10-30 seconds	Standard
Engine Start Sequence	Cyclic cranking: 16 sec. on, 7 rest (90 sec. maximum duration)
Engine Warm-up	5 seconds
Engine Cool-Down	1 minute
Starter Lock-out	Starter cannot re-engage until 5 sec. after engine has stopped.
Smart Battery Charger	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Automatic Low Oil Pressure Shutdown	Standard
Overspeed Shutdown	Standard, 72Hz
High Temperature Shutdown	Standard
Overcrank Protection	Standard
Safety Fused	Standard
Failure to Transfer Protection	Standard
Low Battery Protection	Standard
50 Event Run Log	Standard
Future Set Capable Exerciser	Standard
Incorrect Wiring Protection	Standard
Internal Fault Protection	Standard
Common External Fault Capability	Standard
Governor Failure Protection	Standard

***Single and three phase connections may vary , refer to the owner's manual for specific connection information.**



WEIGHT DATA				
ENGINE/KW	HOUSING MATERIAL	WEIGHT (GENSET ONLY) KG (LBS)	WEIGHT (GENSET SHIPPING WEIGHT) KG (LBS)	SHIPPING WEIGHT (GENSET MOUNTED ON SKID) KG (LBS)
6.8L 100KW	ALUMINUM	1149 (2531)	79 (175)	1287 (2756)
6.8L 130KW	ALUMINUM	1204 (2649)	79 (175)	1304 (2870)
6.8L 150KW	ALUMINUM	1130 (2490)	79 (175)	1210 (2667)

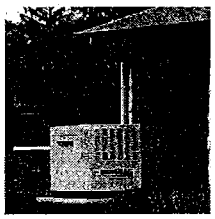
NOTES:

1) MINIMUM RECOMENDED CONCRETE PAD SIZE: 1240(48.8") WIDE X 3230 (127.2") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
2) ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE AND LOCAL CODES FOR MINIMUM DISTANCES FROM OTHER STRUCTURES.
3) CIRCUIT BREAKER INFORMATION: SEE SPECIFICATION SHEET WITHIN OWNERS MANUAL.
4) INSIDE STUB-UP AREA FOR AC LOAD LEAD CONDUIT CONNECTION, NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (5 AMP MAX.) CONNECTION, AND ACCESS TO TRANSFER SWITCH CONTROL WIRES. REMOVE FRONT COVER FOR ACCESS.
4A) FIELD CUT HOLE IS ONLY REQUIRED FOR MOUNTING OF GENERATOR ON AN EXISTING PAD.
5) REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
6) REMOVE EITHER LEFT OR RIGHT HAND SIDE PANEL TO ACCESS EXHAUST MUFFLERS AND FAN BELT.

SERVICE ITEM ACCESSIBILITY CHART

SERVICE ITEM	ACCESS 100KW 6.8L	130KW 6.8L	150KW 6.8L
OIL FILL CAP	THRU RIGHT FRONT DOOR		
OIL DIP STICK	THRU LEFT FRONT DOOR		
OIL FILTER	THRU LEFT FRONT DOOR		
OIL DRAIN HOSE	THRU RIGHT FRONT DOOR		
RADIATOR DRAIN HOSE	THRU LEFT FRONT DOOR		
AIR CLEANER ELEMENT	EITHER FRONT DOORS		
SPARK PLUGS	BOTH FRONT DOORS		
MUFFLERS	SEE NOTE 6		
FAN BELT	SEE NOTE 6		
BATTERY	THRU RIGHT REAR DOOR		
*GEARBOX FILL & DRAIN	THRU RIGHT REAR DOOR		

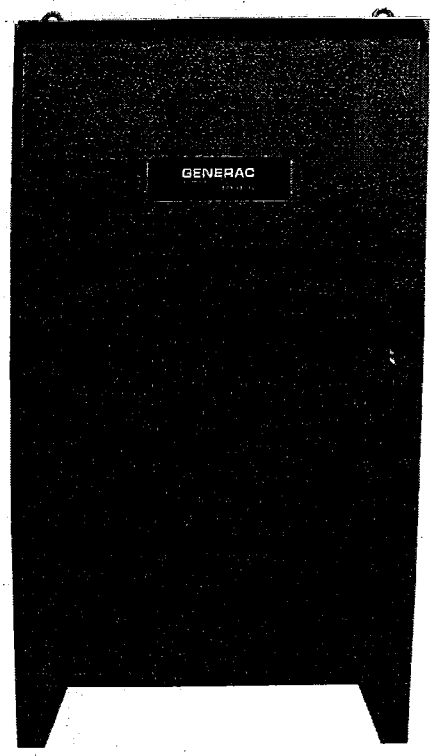
*NOTE: EXCLUDING 6.8L 150KW UNITS
REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PART LISTINGS



GENERAC® TRANSFER SWITCHES

RTS Automatic Transfer Switch

600 - 800 Amps, 1 and 3-phase



c UL us LISTED

DESCRIPTION

Generac 600-800 amp RTS switches are compatible with the full 22-150kW line of liquid-cooled generators. The switches are open transition and are available in 120/240 1ø, 120/208 3ø, 120/240 3ø, and 277/480 3ø.

STANDARD FEATURES

600-800 amp RTS transfer switches are housed in a rugged steel NEMA/UL Type 3R enclosure, with electrostatically applied and baked powder paint. The Heavy Duty Generac Contactor is a UL recognized device, designed for years of service. The control at the generator handles all the timing, sensing and exercising functions.

GENERAC®

PA2011-218 for UP2011-035
3010 Lafayette Road
The Cannery

FUNCTIONS

All Timing and sensing functions originate in the generator controller

Utility voltage drop-out ..... <60%
Timer to generator start ..... 10 second factory set, adjustable between 10-30 seconds
Engine warm up delay ..... 5 seconds
Standby voltage sensor ..... 60% for 5 seconds
Utility voltage pickup ..... >80%
Re-transfer time delay ..... 15 seconds
Engine cool-down timer ..... 60 seconds
Exerciser ..... 12 minutes every 7 days

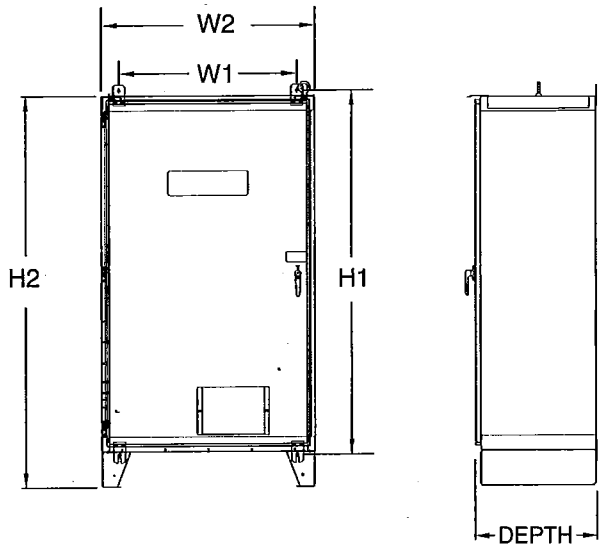
The transfer switch can be operated manually without power applied.

SPECIFICATIONS

Amps	600					800				
Voltage	120/240, 1ø 120/208, 3ø 120/240, 3ø 277/480, 3ø					120/240, 1ø 120/208, 3ø 120/240, 3ø 277/480, 3ø				
Load Transition Type (Automatic)	Open Transition					Open Transition				
Enclosure Type	NEMA 3R					NEMA 3R				
Withstand Rating (Amps)	42,000					65,000				
Lug Range	1/0 - 500 MCM					4/0 - 500 MCM				
External Dimensions	Height		Width		Depth	Height		Width		Depth
	H1	H2	W1	W2		H1	H2	W1	W2	
120/240, 1ø	61.4	66	30	36	21	61.4	66	30	36	21
120/208, 3ø	61.4	66	30	36	21	61.4	66	30	36	21
120/240, 3ø	61.4	66	30	36	21	61.4	66	30	36	21
277/480, 3ø	61.4	66	30	36	21	61.4	66	30	36	21
Unit Weight (lbs.)	439					469				

TRANSFER SWITCH FEATURES

- Electrically operated, mechanically-held contacts for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 160 millisecond transfer time.
- Dual coil design.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA 3R (indoor/outdoor rated) rugged steel enclosure is standard.
- Limited Two Year Warranty.

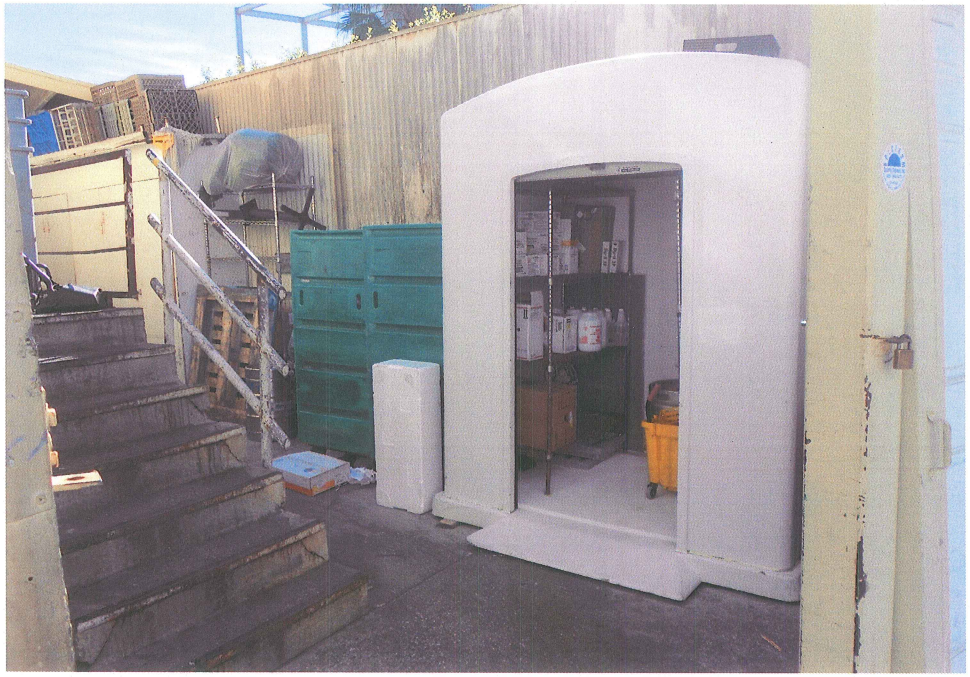


GENERAC

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

Attachment No. ZA 4

Site Photos




ORM-D
CLEAR FORCE